



ARCHITECTURE

MASTER SITE PLANNING

INTERIOR DESIGN

TENANT IMPROVEMENTS

**Project Narrative**  
**New Executive Office Building- phase II for**  
**Corporate Enhancement Group**  
8550 East Anderson Drive  
Scottsdale, Arizona

**Corporate Enhancement Group (CEG)**, the owner, is proposing to develop a new four story executive office building located at 8550 East Anderson Drive, Scottsdale Perimeter Center. This new building will be operating completely in conjunction with the phase one existing two story owner occupied office building.

The entire site (zoned as I-1 / PCD), with 3.79 acres has been identified as lot 21 of the perimeter Center. This lot has been previously divided in to two parcels. Phase one, 1.72 acres and phase two, 2.07 acres.

The proposed unique site located at Eastern border line of the Perimeter Center has two major strategic impacts. Inside the Center, being located on Northwest corner of Hartford and Anderson Dr., as a corner lot, the site provides an ideal visibility and opportunity for an integrated executive office center. It is also surrounded by recently constructed Pima Freeway on East side of the property which again with a certain consideration on height issues, shall provide an outstanding visibility, business attraction and prestige for outside visitors.

**Improvements to Existing Phase one Site:**

The future four story building has been designed to accommodate approximately 72,000 square feet of office space. The footprint of this building has been planned carefully to accomplish 100% similarity to the existing phase one building.

Converting the north driveway of phase one building to a wide open space will create an attractive and peaceful pedestrian plaza, patterned walkway system, shaded seating areas and water feature in the immediate foreground. It will also provide an adequate open space between buildings, in an environmentally balanced space for individual relaxation or casual group socialization.

Having main Tower as focal point on one side and the wide pedestrian walkway in the center of two buildings will attract visitors to walk to their desired offices. This also will completely separate the pedestrians from car traffic.

**City Requirements:**

Parking, landscaping, open space, lot coverage, etc. will be consistent with the requirements and regulations of the current City of Scottsdale Zoning Code.

**Height Issue:**

The allowable building height for the entire Perimeter Center has been established at 36' in the past, prior to the construction of the Pima Freeway. Since the freeway is elevated approximately 25' in conjunction and over the Center, the proposed building, needs adjustment on allowable height to become attractively viable and practically visible from the free way. This will also complement the surrounding environment to be more in line with a professionally upscale business center, where aesthetic consideration and professional balance is optimized, relative to North Scottsdale's prestigious reputation and the imposing freeway elevation.

This application is seeking for height adjustment from 36' to 56' ( amend PCD) and F.A.R. Modify from a maximum of 0.60 to 0.65.

18-ZN-2004

8-5-04





## PROJECT DATA

Project Name: NEW OFFICE BUILDING- PHASE II  
CORPORATE ENHANCEMENT GROUP

Location: 8550 EAST ANDERSON DRIVE  
SCOTTSDALE, ARIZONA

Owner: CORPORATE ENHANCEMENT GROUP  
8600 EAST ANDERSON DRIVE  
SCOTTSDALE, AZ 85255  
TEL: (480) 991-1926  
FAX: (480) 991-4204

Architect: MOOSAVI DESIGN GROUP  
8455 EAST CAROL WAY  
SCOTTSDALE, AZ 85260  
TEL: (480) 451-8823  
FAX: (480) 451-0386  
Contact: RAUF S. MOOSAVI

Scope: PROPOSED NEW 4 STORY BLDG

Existing Zoning: I-1 / PCD

Proposed Zoning: AMEND PCD

Occupancy: B (OFFICE)

Construction Type: III-B - 3 SIDES SEPARATION  
FIRE SPRINKLER SYSTEM

	PHASE ONE	PHASE TWO	TOTAL
Lot Area:	74,822 S.F. 1.72 ACRES	88,040 S.F. 2.02 ACRES	162,862 S.F. 3.74 ACRES

Basement Area:	5,443 S.F.	-	5,443 S.F.
First Flr. Area:	14,594 S.F.	18,000 S.F.	32,594 S.F.
2nd Flr. Area:	14,258 S.F.	18,000 S.F.	32,258 S.F.
3rd Flr. Area:	-	18,000 S.F.	18,000 S.F.
4th Flr. Area:	-	18,000 S.F.	18,000 S.F.

Building Area:	33,910 S.F.	72,000 S.F.	105,910 S.F.
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*** F.A.R. (provided):	.45	.72	.65
F.A.R. (allowable):	.60	.60	.60

Lot Coverage:	50%	50%	50%
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Lot Coverage:	19%	20%	19.8%
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Building Height:	+36'-0"	+36'-0"	
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Building Height:	+36'-0"	** +56'-0"	
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Volume Ratio:	673,348	810,742	1,484,190
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Volume Ratio:	455,700	1,008,000	1,463,700
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Open Space Landscaping:	14,665 S.F.	24,864 S.F.	39,529 S.F.
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Open Space Landscaping:	14,518 S.F.	35,142 S.F.	54,660 S.F.
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Open Space Parking Landscap.:	3,143 S.F.	4,920 S.F.	8,113 S.F.
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Open Space Parking Landscap.:			8,644 S.F.
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Open Space Parking Landscap.:			
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## PARKING CALCULATION:

### TOTAL PARKING REQUIRED

1 SPACE PER 300 S.F. FOR OFFICE

OFFICE (100%) = 100,411 S.F. / 300 = 335 SPACES

STORAGE (PHASE I) = 5,443 S.F. / 800 = 7 SPACES

TOTAL PARKING SPACES = 342 SPACES

### TOTAL PARKING PROVIDED:

GARAGE: 183 SPACES

SURFACE PARKING: 190 SPACES

TOTAL PARKING: 373 SPACES

DISABILITY PARKING REQD. 4% X 373 = 15 SPACES

DISABILITY PARKING PROVIDED: 5 SPACES

PARKING RATIO: 3.72

TOTAL BIKE PARKING: 373 X 10% = 37 SPACES

REVISION	DATE
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2	
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8	
9	
10	



**MOOSAVI DESIGN GROUP**  
8550 East Carol Way  
Scottsdale, Arizona 85260  
Telephone: (480) 451-8823  
Fax: (480) 451-0386  
WWW.MOOSAVIDSGROUP.COM  
R. MOOSAVI, AIA, LEED AP, NCARB  
K. MOOSAVI, AIA, LEED AP, NCARB

**CORPORATE  
ENHANCEMENT GROUP**  
PHASE II  
8550 EAST ANDERSON DRIVE  
SCOTTSDALE, AZ 85255

**PRELIMINARY  
SITE PLAN**

DRAWN BY  
RSM  
CHECKED BY  
RSM  
DATE  
06-08-04  
SCALE  
AS SHOWN  
JOB NO.  
0410.50  
SHEET

**SP-1**

1 OF SHEETS

18-ZN-2004  
8-5-04





PHASE II CORPORATE ENHANCEMENT GROUP INC.  
PIMA (101) FREEWAY VIEW



**MOOSAVI DESIGN GROUP**  
8858 East Carol Way  
Scottsdale, Arizona 85260  
Telephone: (480) 451-8823  
Fax: (480) 451-0388  
WWW.MOOSAVIDESIGN.COM

**CORPORATE  
ENHANCEMENT GROUP**  
P H A S E II  
8880 EAST ANDERSON DRIVE  
SCOTTSDALE, AZ 85256

**CONCEPTUAL  
EXTERIOR  
ELEVATIONS**

DRAWN BY  
RSM  
CHECKED BY  
RSM  
DATE  
08-02-04  
SCALE  
AS SHOWN  
JOB NO.  
0410.01

**EL-4**